

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

022741

37-146

We, **WAYNE L. SMITH** and **LOUISE S. SMITH** of Belgrade, County of Kennebec, State of Maine, for consideration paid, grant and convey to **KEVIN J. MAHEU** and **MELISSA J. MAHEU** of Waterville, County of Kennebec, State of Maine, whose mailing address is 13 Brook Street, Waterville, ME 04901, as joint tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being Lot No. 21 on a Plan of Cherry Hill Development and being more particularly bounded and described as follows, to wit:

Beginning at an iron pin in the westerly line of the First Rangeway marking the southeasterly corner of land now or formerly of John Colby Eaton as described in deed from Harvey D. Eaton to the said John Colby Eaton dated July 21, 1948, and recorded in the Kennebec County Registry of Deeds in Book 859, Page 486, and running thence southerly on said First Rangeway one hundred twenty (120) feet to another iron pin marking the southeast corner of the lot hereby conveyed; thence westerly at right angles one hundred fifty-seven and five-tenths (157.5) feet to another iron pin marking the southeasterly corner of said lot; thence northerly at right angles and parallel to said First Rangeway one hundred twenty-eight and seven-tenths (128.7) feet to another iron pin marking the northwesterly corner of this lot; thence easterly two hundred five (205) feet to the point of beginning; being lot numbered twenty-one (21) on Plan of Cherry Hill Development, as amended, recorded in the Kennebec County Registry of Deeds in Plan Book 17, Pages 34 and 35 to which Plan reference is hereby made.

This lot is conveyed subject to an easement for a private sewer on this southerly side reserved in favor of Lot No. Two and Lot No. Three on Cherry Hill Drive by deed of A. Raymond Rogers and Arthur T. Eaton to Raymond Wilson, dated October 8, 1966, and recorded in the Kennebec County Registry of Deeds in Book 1061, Page 523.

Said lot is also conveyed subject to a further easement in favor of Lot No. three belonging now or formerly of John Colby Eaton, which easement is fifteen (15) feet in width across and adjacent to the westerly boundary of said Lot No. 21 for the purpose of permitting access by a private sewer to the sewer line now existing on the southerly side of said lot.

The above described parcel of land is conveyed subject to certain restrictions and covenants numbered One (1) to Four (4), both inclusive, as recited in a deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the will of Harvey D. Eaton, to Milton Stetson, dated April 24, 1957, and recorded in the Kennebec County Registry of Deeds, to which reference is made for a more particular description thereof.

Being the same premises conveyed to Wayne L. Smith and Louise S. Smith by Warranty Deed from Donald K. McFadden and Margaret E. McFadden dated August 16, 1967, and recorded in the Kennebec County Registry of Deeds in Book 1450, Page 140.

WITNESS our hands and seals this 27th day of June, 2003.

② MDS

37-146

Signed, Sealed and Delivered
in the presence of:

William P. DubordWilliam P. DubordWayne L. Smith
Wayne L. SmithLouise S. Smith
Louise S. Smith

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 27, 2003

Then personally appeared the above named Wayne L. Smith and Louise S. Smith and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord

Notary Public

Print

Name:

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2008



RECEIVED KENNEBEC SS.

2003 JUL -7 AM 9:00

ATTEST: Gregory B. Boudreau
REGISTER OF DEEDS